



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2012

RAB Comments and HPHA Response
Changes and New Objectives Contained in the 2012 PHA Annual Plan
(FY 2011-2012)

1. Grandparent Housing: HPHA will review current housing stock and look for ways improve our ability to provide appropriate housing for grandparents raising their minor grandchildren. We would like to be able to provide housing that has the accessibility, services and security features needed by both groups.

RAB COMMENT: The RAB recommends that grandchildren be allowed to reside with their grandparents in an elderly project in case of emergencies, when placed by an agency (CPS, Social Services). They should be allowed to stay a minimum of six months and if they require longer placement, the household should be relocated to a multi-family property, Federal or State.

HPHA RESPONSE: HPHA will take these comments into account and discuss further with RAB before amending the Administrative Rules

2. Mixed Finance Redevelopment: HPHA will move forward with redeveloping Kuhio Park Terrace in partnership with Michaels Development Company. We will gain experience and build capacity to use this tool, and evaluate other properties to determine which are appropriate for a similar redevelopment process.

RAB COMMENT: The RAB does not agree or disagree with the mixed finance redevelopment of KPT.

3. Security Protocols and Enforcement Strategies: HPHA will hold public hearings on administrative rules to improve our ability to provide a safe and secure living environment. Lessons learned from the Kalihi Valley Homes curfew will provide a basis for drafting proposed rules, which will be discussed with the public and residents prior to being finalized.

RAB COMMENT: The RAB does not agree or support the "Security Protocols, Enforcement Strategies and Proposed Administrative Rules." The RAB feels more discussion needs to be held with all of the HPHA State & Federal Properties before public hearings can be held and the rules finalized.

HPHA RESPONSE: The PHA Plan proposes further discussion, as requested by RAB. HPHA will discuss further with RAB before amending the Administrative Rules.



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2012

4. New Resident Orientation: New public housing residents will be required to attend a mandatory orientation covering things like paying rent and utilities, grievance procedure, house rules, resident associations, and other topics needed to understand the rights and responsibilities of being a resident of the public housing community.

RAB COMMENT: The RAB strongly agrees and supports HPHA's requirement of "New Resident Orientation."

5. Community Centers: HPHA will review and revise its policies regarding use of community rooms.

RAB COMMENT: The RAB does not agree or support HPHA's revised policies regarding the use of community rooms. The RAB feels this issue needs further discussion.

HPHA RESPONSE: RAB will be consulted during the review of the policies.

6. Wait List: HPHA will close the public housing wait list, except for elderly housing, until it has been substantially reduced.

RAB COMMENT: The RAB agrees that the wait list should be closed at this time because by continuing to accept applications provide a false hope to new applicants. The RAB feels in 2 years, the closing of the wait list should be re-evaluated to determine the effectiveness and if and when it should be re-opened.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

7. Wait List Preferences: HPHA will evaluate whether the current preferences are appropriate, and possibly make changes after taking public comment.

RAB COMMENT: The RAB feels the wait list preferences should be dissolved. The RAB feels the wait list should be managed according to date and time of application with exceptions.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

8. Grievance Procedure: The grievance procedure will be reviewed and revised, with the opportunity for public and resident comment.



Hawaii Public Housing Authority
Annual Plan
Fiscal Year 2012

RAB COMMENT: The RAB feels that expedited grievances of violent criminal activities such as violent beatings, and criminal drug activity should not be allowed in the grievance procedure. These violations should go directly to the hearings office.

HPHA RESPONSE: Residents, RAB and the public will have an opportunity for input.

9. HUD Study of Homelessness: HPHA will dedicate about 40 public housing units (through attrition) and 4 or 5 VASH vouchers (Veteran's Affairs Supportive Housing) to a HUD study of the best way to get homeless back to long term self-sufficiency.

RAB COMMENT: The RAB does not agree or disagree on HUD's Study of Homelessness.

10. Lanakila Homes: All of the vacated units in the unoccupied section will be demolished, and a master plan for redevelopment will be created.

RAB COMMENT: The RAB strongly agrees with HPHA on the demolition of Lanakila Homes but redevelopment needs to include a one for one replacement.